



Old Town Historical Committee

Monday, November 8, 2010

5:45 PM

Minutes

Call to order: Dr. Bender called the meeting to order at 5:45pm.

Roll Call: Present for roll call were Dr. Bender, Mrs. Rush-Ekelberry and Mrs. Mershon.

Also, in attendance was Mr. Jarvis (Main Street Program), Mr. Garvin (Main Street Program), Mr. Dutton (P&Z), Mr. Peoples and Mr. Strayer (Development).

APPROVAL OF MINUTES

Mrs. Rush-Ekelberry moved to approve the minutes of the August 9th, 2010 meeting; seconded by Mrs. Mershon.

VOTE: **AYES:** **Dr. Bender, Mrs. Mershon, Mrs. Rush Ekelberry**

NAYS:

Motion carried.

Pended Items:

10-05 Preservation Area Process Changes - Update

Process changes and changes to the code were discussed. There were some technical difficulties that have resulted in there being more changes to the code than originally anticipated. Next meeting will be on November 22nd, then again in December to discuss Preservation Guidelines. The approval process will hopefully begin at the first of the year.

New Items for Discussion

10-06 Use of Vinyl in Preservation Area

Dr. Bender asked that this be included on the agenda and asked why vinyl seems to be a touchy subject. Mr. Dutton stated that the Preservation Guidelines talks about what you need to do to change from wood to vinyl. Mr. Strayer stated that the Guidelines are merely guidelines, not codified documents. The Historic District is very strict against vinyl. The Preservation area provides more leeway; it is an acceptable material. Discussion ensued as to the Bakitis appeal. The denial was more to do with the addition than the siding, but when it went in front of Council, Mr. Bakitis talked more about the siding. Because it was all part of one application, they were both denied. Mr. Jarvis spoke regarding maps that were in the room, the boundaries and guidelines. Mr. Jarvis believes that in the Preservation area, the focus should be on maintaining the character of the home, not so much on the materials. Discussion ensued.

Cindy Lynch, of 27 E Columbus Street, asked when a piece of property qualifies as historical. She wanted clarification on why the Preservation area exists. Mr. Strayer stated that it was meant to be a buffer from the standards of the Historic District to the other homes. It was clarified that the Preservation Area is not just waiting to be incorporated into the Historic District.

Pat Lynch, of 27 E Columbus Street and on Landmarks, stated that some people do believe that some of these homes may be added to the Historic District. We have no way to know what will happen. So if we allow sub-standard construction, does that limit us in being able to expand that Historic District? The Historic District is what keeps people here in the Village.

10-07 Christmas in the Village 2010

Mr. Jarvis stated that this year Christmas in the Village will be December 3rd and 4th. The Gingerbread House display is moving from Harvest Moon to the Winchester Tea Room. Another popcorn machine will be added and the Labor Day queens will be manning those machines. It is free but there will be donation jars out. The high school art class will be doing reverse glass painting on many of the businesses windows along High Street.

10-08 Town Hall Doors

Mr. Peoples stated that Mr. Deeds wanted to see about leaving the doors wood instead of painting. The veneers and trim pieces are in disrepair causing the estimate to be \$3000; which is more than replacement doors would cost. The company did not recommend this. The doors would look and perform better if painted. The additional strip, caulking and detail work needed to stain them would not result in a quality finish. The exterior stain would only last a few months, requiring regular maintenance on the doors. There is a resident that has a shop close by that could build doors like that easily. Discussion ensued. It was decided that the doors would be painted to complete the project and then look into the possibility of refinishing or replacing the doors at a later time. The issue will come to the Committee of the Whole at the end of the month to discuss how to take them back to natural finish wooden doors. The change should go through Landmarks when it comes time.

Old Business:

Dr. Bender requested to discuss the senior housing project on East Waterloo. Mr. Jarvis gave the history of the project from the Main Street perspective. The design was very creative and made to fit in with the Village very well. It adds additional public parking spaces to the area and brings people to the downtown area. However, there are other issues that have surfaced. The NRP should be ready to discuss the guest policy, their limit of two people per bedroom (not per household) and other issues, if this goes forward. Mrs. Mershon stated that the residents need to be involved with the discussions with NRP to ease some concerns. The site plan isn't scheduled to come to P&Z until March 2011. Further discussion ensued.

Cindy Lynch spoke regarding information she had gathered from emails from Tina McKnight of OHFA. Some of the issues raised were that only one person has to be 55 years of age to qualify to live there; there are no maximum restrictions for how many people to live in unit and asset qualification standards. The overwhelming response from people in the area was that they thought it was a senior affordable living and were looking forward to being able to take advantage of it when they were old enough and stay in the downtown area, but truly none of them would meet the income standards to be able to live there. There is a huge opposition to the project at this time. Further discussion ensued.

Adjournment:

Mrs. Mershon moved to adjourn this meeting of the Old Town Committee and was seconded by Mrs. Rush-Ekelberry.

VOTE: **AYES:** **Dr. Bender, Mrs. Mershon, Mrs. Rush Ekelberry**

NAYS:

Motion carried.

Meeting adjourned at 6:42pm